

20220330000129740  
03/30/2022 02:29:17 PM  
DEEDS 1/3

Return to:  
Apex Closing Services, LLC  
14748 Pipeline Avenue, Suite A  
Chino Hills, CA 91709

Order Number:  
300741-03AL

**SPECIAL WARRANTY DEED**

STATE OF TEXAS )  
COUNTY OF DALLAS )

Send Future Tax Notices to:  
3100 Carlisle Street, Suite 5102  
Dallas, TX 75204

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **UPLIFT CAPITAL SFR HOLDINGS I, LLC**, a Delaware Limited Liability Company, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant and convey unto **GRANITE SFR 1 LLC**, a Delaware Limited Liability Company, herein referred to as Grantee together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 112, according to the Survey of Summerchase Phase 4, as recorded in Map Book 26, Page 111, in the Probate Office of Shelby County, Alabama.

**Prior Deed Reference: Instrument No. 20211223000606460.**

**Parcel ID Number: 22 8 33 0 002 117.000**

**Commonly Known As: 116 Spring Street, Calera, AL 35040**

**Fair Market Value: \$161,500.00**

**The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

**This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above-described property.**

**The above-described property is not the homestead of the Grantors herein or either one of them.**

**TO HAVE AND TO HOLD** the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee, his or her successors and assigns, in FEE SIMPLE; and the said Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.




The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Apex Closing Services, LLC.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 11 day of Feb, 2022.

GRANTOR:

UPLIFT CAPITAL SFR HOLDINGS  
I, LLC

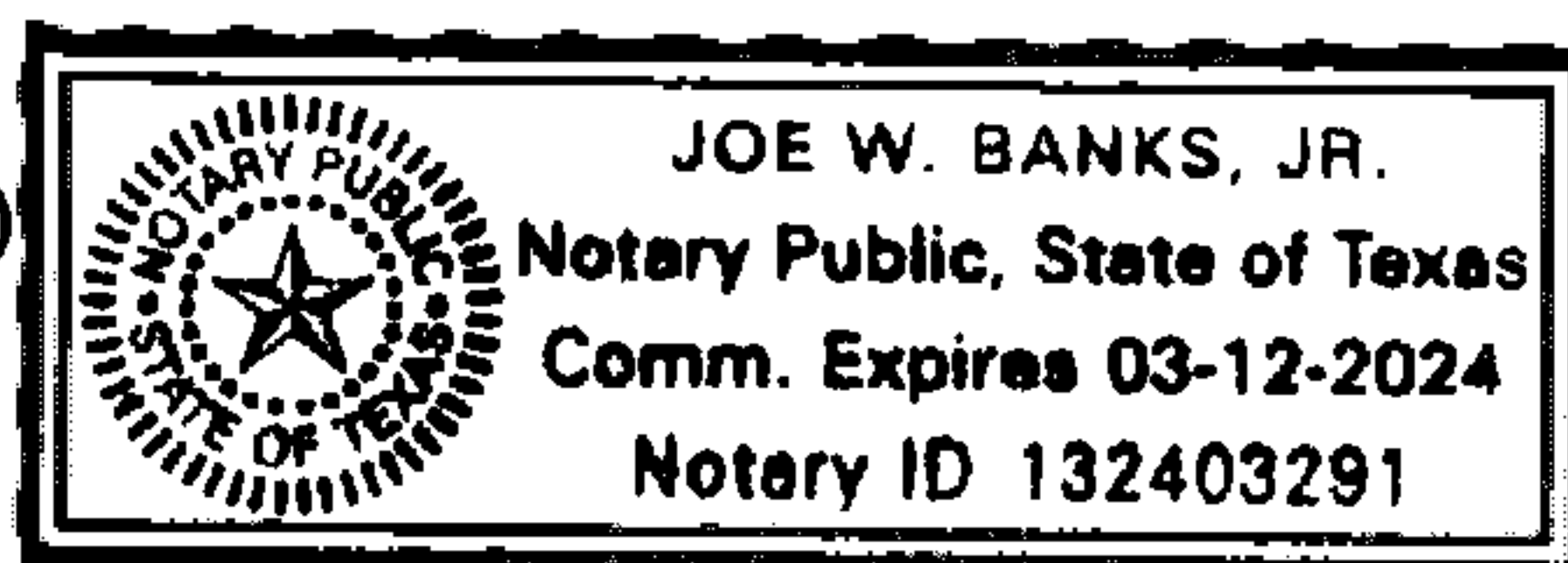
  
By: Matthew Dickson  
Its: Principal

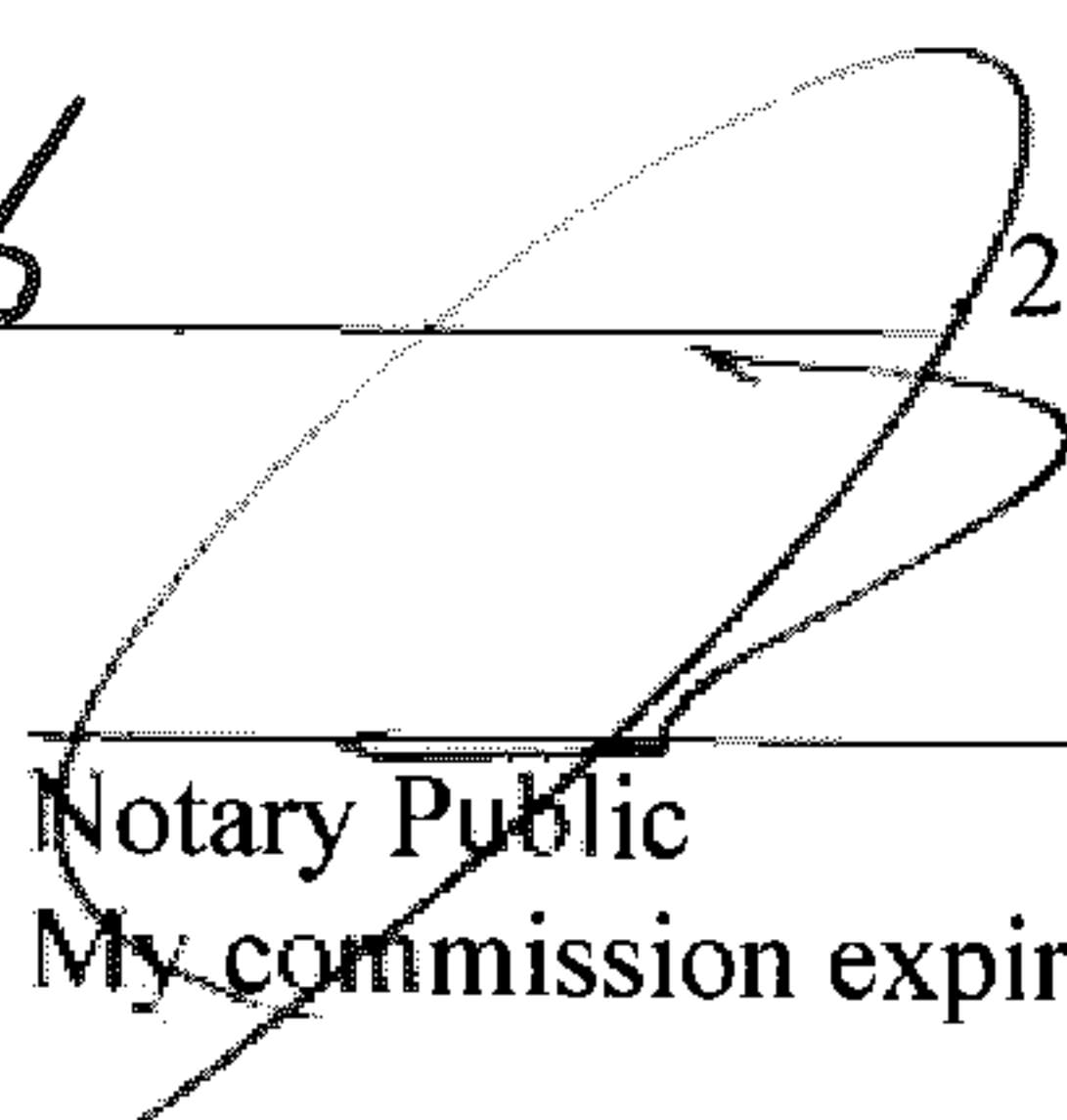
STATE OF Texas )  
COUNTY OF Dallas )

I, Joe W Banks Jr, a Notary Public for the State of Tx, do hereby certify that Matthew Dickson, whose name as MANAGER of UPLIFT CAPITAL SFR HOLDINGS I, LLC, a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 11 day of Feb, 2022.

(NOTARY SEAL)



  
Notary Public  
My commission expires: 03-12-2024

This instrument was prepared by (without benefit of title search):  
Lauren Sonnier (AL Bar ID: DUV002)  
Law Offices of Lauren Sonnier, PLLC  
P. O. Box 1516  
Ocean Springs, MS 39566  
228-327-1424





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/30/2022 02:29:17 PM  
 \$189.50 JOANN  
 20220330000129740

*Allen S. Byrd*

### Real Estate Sales Validation Form

**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

Grantor's Name Uplift SFR Holdings I, LLC  
 Mailing Address 3100 Carlisle Street  
Suite 5102  
Dallas, TX 75204

Grantee's Name Granite SFR 1 LLC  
 Mailing Address 3100 Carlisle Street  
Suite 5102  
Dallas, TX 75204

Property Address 116 Spring Street  
Calera, AL 35040

Date of Sale 2/11/2022  
 Total Purchase Price \$   
 or  
 Actual Value \$   
 or  
 Assessor's Market Value \$161500.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☐ Other  
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/21/2022

Print Jennifer Blgham

☒ Unattested

(verified by)

Sign

*Jennifer Blgham*

(Grantor/Grantee/Owner/Agent) circle one